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04 2083399

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
2:01 PM AUG 12 2004

TITLE(S) :



FEE

FEE \$13 HH
3

D.T.T

NOTIFICATION SENT-\$4

CODE
20

CODE
19

NCPF Code 19

\$ 9-

CODE
9

SURVEY, MONUMENT FEE \$10. CODE 9 1

Assessor's Identification Number (AIN)
To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

8168 - 007 - 026

001

THIS FORM NOT TO BE DUPLICATED

Return To:
Q Collyer Services, Inc
418 Madison Avenue, Suite 200
New York, New York 10017
8793617

04 2083399

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RECORDING REQUESTED BY

MAIL
TAX STATEMENTS TO

NAME Belkin Wenig & Goldman, LLP
ADDRESS 270 Madison Avenue
CITY New York, New York 10016
STATE & ZIP (212) 867-4466
Attn: Robert A. Jacobs, Esq.

GRANT DEED

TITLE ORDER NO ESCROW NO

*Grantors and Grantee in this conveyance are
the same parties who continue to hold the same
proportionate interests in the property
(R&T 11923(d))

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$ / zero* CITY TAX \$ zero*

() computed on full value of property conveyed, or computed on full value less value of liens
or encumbrances remaining at time of sale

() Unincorporated area * City of Santa Fe Springs, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Harvey Sorkin and Donna Sorkin, as husband and wife, residing at 30 Glenn Street, White
Plains, New York 10603, Seymour Moslin and Gladys Moslin, as husband and wife, residing at
560 W 180th Street, New York, New York 10033, and Lucille Maslin, residing at 70 Oak Drive
Brooklyn, NY 11576, as Trustee under Article 5 of the Will of Paul Maslin, deceased,

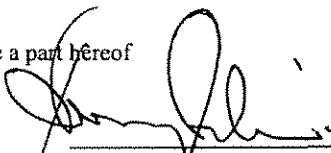
hereby GRANT(s) to

Pizza Company LLC, a limited liability company duly organized under the laws of the State of
New York, County of New York, having an address at C/O Mirimar Management, 560 West
180th Street, New York, New York 10033,

the following described real property in the County of Los Angeles, State of California,
described as

Set forth on Schedule "A" Annexed hereto and made a part hereof

Dated April 15, 2004


Harvey Sorkin


Donna Sorkin


Seymour Moslin


Gladys Moslin Moslin

THIS SIGNATURE BLOCK IS INTENTIONALLY BLANK

END OF BLOCK


Lucille Maslin

Lucille Maslin, as Trustee
under Article 5 of the Will
of Paul Maslin, deceased,

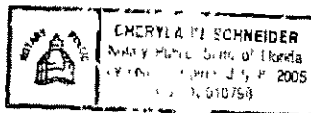
STATE OF Florida)
COUNTY OF Palm Beach) s s

On April 6, 2004 before me, Cherylann Schneider, a notary public (here insert name and title of the officer), personally appeared Harvey Sorkin and Donna Sorkin

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Cherylann Schneider
STATE OF NEW YORK)
COUNTY OF New York) s s



On April 15, 2004 before me, Catherine Nichols (here insert name and title of the officer), personally appeared Seymour Moslin and Gladys Moslin

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Catherine Nichols
STATE OF NEW YORK)
COUNTY OF New York) s s

No. 01N14881198
Catherine Nichols
Notary Public State Of New York
Qualified in New York County
My Commission Expires 2/31/05

On April 15 2004 before me, Catherine Nichols (here insert name and title of the officer), personally appeared Lucille Maslin

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Catherine Nichols

No. 01N14881198
Catherine Nichols
Notary Public State Of New York
Qualified in New York County
My Commission Expires 2/31/05

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Schedule A

PARCEL 6 in the City of Santa Fe Springs, County of Los Angeles, State of California, as shown on PARCEL MAP NO 3393 filed for record October 11, 1973, in Book 48, page 11 of Parcel Maps, in the Office of the County Recorder of said County

TOGETHER with all of guarantor's right, title and interest in and to that portion of the Westerly half of Sorensen Avenue (80 feet wide) abutting the above described real property

EXCEPTING there from that portion of said property lying below a dept of five (500) feet measured vertically from the contour of the surface thereof, provided, however, that grantor, its successors and assigns shall not have the right for any purpose whatsoever to enter upon, into or through the surface of the property granted herein, or any part thereof, lying between said surface and five (500) feet below said surface, as excepted by Southern Pacific Industrial Development Company, a Texas corporation, in deed recorded October 21, 1975, as Instrument No 363

SUBJECT to all easements, rights of way, encumbrances, covenants, conditions, restrictions, obligations and liabilities as may appear of record